| 117.0 | 0002 | 0006.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 718,300 / | 718,300 |
| | | | | | USE VALUE: | 718,300 / | 718,300 |
| | | | | | ASSESSED: | 718,300 / | 718,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 84 | | DOTHAN ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CHOW ALBERT & |
| Owner 2: | ZHONG IVY |
| Owner 3: | |
| Street 1: | 84 DOTHAN ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DUFFY DOROTHY J - |
| Owner 2: | - |
| Street 1: | 84 DOTHAN ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 8,765 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Asbestos Exterior and 1627 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8765.000 | 240,200 | | 478,100 | 718,300 |
| Total Card | 0.201 | 240,200 | | 478,100 | 718,300 |
| Total Parcel | 0.201 | 240,200 | | 478,100 | 718,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.49 | /Parcel: 441.4

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 75313

**GIS Ref**

**GIS Ref**

**Insp Date** 10/04/18

!9088!

## PREVIOUS ASSESSMENT

Parcel ID 117.0-0002-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 240,300 | 0 | 8,765. | 478,100 | 718,400 | 718,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 192,100 | 0 | 8,765. | 471,200 | 663,300 | 663,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 192,100 | 0 | 8,765. | 362,000 | 554,100 | 554,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 192,100 | 0 | 8,765. | 341,500 | 533,600 | 533,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 192,100 | 0 | 8,765. | 314,200 | 506,300 | 506,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 187,100 | 0 | 8,765. | 293,700 | 480,800 | 480,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 187,100 | 0 | 8,765. | 270,400 | 457,500 | 457,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 187,100 | 0 | 8,765. | 270,400 | 457,500 | 457,500 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 23:36:19 |

**LAST REV**

| Date | Time |
|---|---|
| 10/09/18 | 09:14:43 |
| apro | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9088

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DUFFY DOROTHY J | 62435-575 | | 8/12/2013 | | 459,900 | No | No | | |
| DUFFY DOROTHY J | 29199-604 | | 10/8/1998 | Family | 1 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 75313 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/11/2007 | 233 | Re-Roof | 4,100 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/4/2018 | Inspected | CC | Chris C |
| 9/14/2018 | MEAS&NOTICE | CC | Chris C |
| 3/3/2009 | Measured | 372 | PATRIOT |
| 2/9/2000 | Measured | 264 | PATRIOT |
| 1/1/1982 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8765 | | Sq. Ft. | Site | | 0 | 70. | 0.78 | 6 | | | | | | | | | 478,066 | | | | | | 478,100 | |

Total AC/HA: 0.20122 | Total SF/SM: 8765 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 478,066 | Spl Credit | Total: 478,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 5 - Asbestos | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.94040596 |
| Adj $ / SQ: | 158.694 |
| Other Features: | 58500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 348132 |
| Depreciation: | 107921 |
| Depreciated Total: | 240211 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | BRs: 3 | | Baths: 1 | | | | HB | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

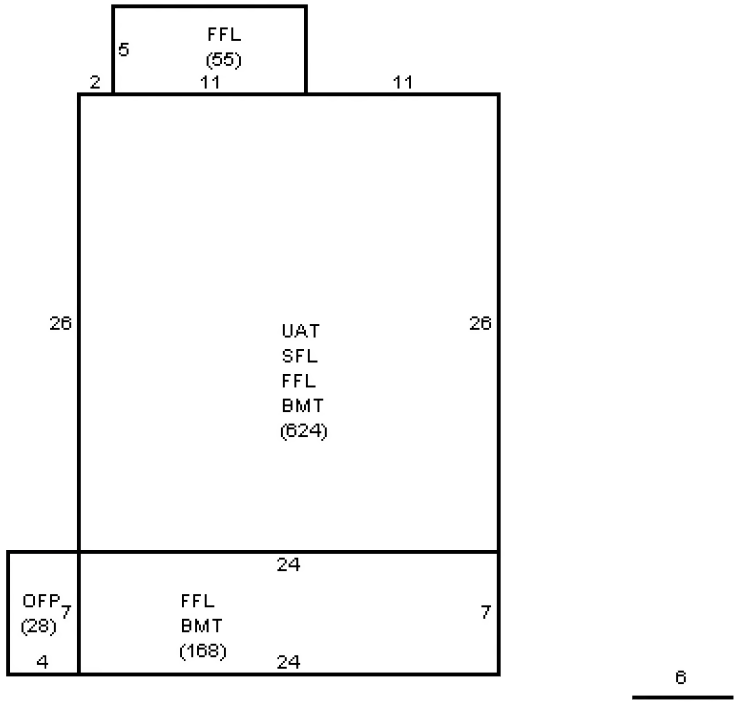
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 158.69 |
| Special Features: | 0 | Val/Su Net: | 98.16 |
| Final Total: | 240200 | Val/Su SzAd | 163.29 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 847 | 158.690 | 134,413 |
| BMT | Basement | 792 | 47.610 | 37,706 |
| SFL | Second Floor | 624 | 158.690 | 99,025 |
| UAT | Upper Attic | 156 | 111.090 | 17,329 |
| OFP | Open Porch | 28 | 41.380 | 1,159 |

Net Sketched Area: 2,447 | Total: 289,632

Size Ad 1471 | Gross Are 2915 | FinArea 1627

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | A | |

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

117.0-0002-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X14 | A | AV | 1995 | 0.00 | T | 19.2 | 101 | | | | | | |

More: N | Total Yard Items: | Total Special Featues: | Total:

## IMAGE

AssessPro Patriot Properties, Inc